

IN RE: PETITION FOR RESIDENTIAL  
ZONING VARIANCE  
W/S Hereford Rd., 13 ft. (1/-)  
S of Maplehurst Lane  
16734 Hereford Road  
7th Election District  
and Councilmanic District  
James E. Pringle, et ux  
Petitioners

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 92-238-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard setback to the street centerline of 27 ft., in lieu of the required 75 ft., and a side yard setback of 45 ft., in lieu of the required 50 ft.; and a variance from Section 400.1 of the B.C.Z.R. to allow an accessory structure to be located in the side yard in lieu of the required rear yard and for the accessory structure to have a 1 ft. setback in lieu of the required 2-1/2 ft., as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of

the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of January, 1992 that the Petition for a Zoning Variance from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a front yard setback to the street centerline of 27 ft., in lieu of the required 75 ft., and a side yard setback of 45 ft., in lieu of the required 50 ft. for an addition, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 400.1 of the B.C.Z.R. to allow an accessory structure (garage) to be located in the side yard in lieu of the required rear yard and for the accessory structure to have a 1 ft. setback in lieu of the required 2-1/2 ft., in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:mmm

Baltimore County, Government of  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113, Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

January 9, 1992

Mr. and Mrs. James E. Pringle  
16734 Hereford Road  
Monkton, Maryland 21111

RE: Petition for Residential Zoning Variance  
Case No. 92-238-A

Dear Mr. and Mrs. Pringle:

Enclosed please find the decision rendered in the above captioned case. The Petition for Residential Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT  
Zoning Commissioner

LES:mmm  
encl.

## PETITION FOR RESIDENTIAL VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 1A04.3.C. 400.1 to allow a front setback to the street centerline of 27 ft. and a side yard setback of 45 ft. in lieu of the minimum required 75 ft. and 50 ft. respectively; and to allow an accessory structure to be located in the side yard with a 1 ft. setback in lieu of the required rear yard and a 1 1/2 ft. setback.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reason (Indicate hardship or practical difficulty):

In need of more living space. To create and enclose a screened in porch area, where none exists. Garage has existed as is for many many years.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I, or we, agree to pay expense of the above Variance posting and, if necessary, advertising, upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City/State/Zip Code

Attorney for Petitioners:

(Type or Print Name)

Signature

Address

Attorney's telephone number

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

City/State/Zip Code

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

Name

Address

Phone

ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of Jan., 1992, that the subject matter of this petition be posted on the property on or before the 30th day of Dec., 1991.

ZONING COMMISSIONER OF BALTIMORE COUNTY

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS FURTHER ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of Jan., 1992, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the property be reposted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County.



ZONING COMMISSIONER OF BALTIMORE COUNTY

REVIEWED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## AFFIDAVIT

IN SUPPORT OF RESIDENTIAL ZONING VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at \_\_\_\_\_  
(Address)

That based upon personal knowledge, the following are the facts upon which I/we base the request for a Residential Zoning Variance at the above address: (Indicate hardship or practical difficulty)

That Affiant(s) acknowledge(s) that if protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Affiant (Handwritten Signature) AFFIANT (Printed Name)  
AFFIANT (Printed Name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of December, 1991, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James E. Pringle and Mrs. D. Pringle

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Dec 17 91  
NOTARY

Thomas Pringle  
NOTARY PUBLIC

My Commission Expires:

Zoning Description

Beginning at a point on the west side of Hereford Rd., 13 ft wide, at the distance 700 ft. South of Maplehurst Lane thence running south 125 ft. thence west 145 ft. thence north 155 ft. thence east 120 ft. thence southeast 60 ft. to the point of beginning. Also known as 16734 Hereford Rd and located in the 3rd Election District of Baltimore County.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 3D Date of Posting: 12/18/91  
Posted for: 10 days  
Petitioner: James E. Pringle & Mrs. D. Pringle  
Location of property: 16734 Hereford Rd. Towson, Md. 21204  
Location of Sign: 16734 Hereford Rd. Towson, Md. 21204  
Remarks: 16734 Hereford Rd.  
Posted by: Thomas Pringle  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date 12-3-91  
Residential (Administrative)  
Variance Filing Fee \$35.00  
James E. Pringle Sign 25.00  
16734 Hereford Rd.  
(21111)  
Total 60.00

Please Make Checks Payable To: Baltimore County \$60.00  
BA 101215PM12-03-91

Cashier Validation

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Date 12-3-91  
Residential (Administrative)  
Variance Filing Fee \$35.00  
James E. Pringle Sign 25.00  
16734 Hereford Rd.  
(21111)  
Total 60.00

Please Make Checks Payable To: Baltimore County

Validation



West Chesapeake Avenue  
Anson, MD 21204

(410) 887-3353

December 10, 1991

James M. and Sarah B. Pringle  
16734 Hereford Road  
Monkton, Maryland 21111

Re: CASE NUMBER: 92-238-A  
LOCATION: 475 Hereford Road, 700' (+/-) S of Maplehurst Lane  
16734 Hereford Road  
7th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a retainer regarding the administrative process.

1) Your property will be posted on or before December 22, 1991. The closing date is January 6, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be posted and notice of the hearing will appear in two local newspapers. Charges related to the posting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner, Baltimore County



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

December 26, 1991

Mr. & Mrs. James E. Pringle  
16734 Hereford Road  
Monkton, MD 21111

RE: Item No. 249, Case No. 92-238-A  
Petitioner: James E. Pringle, et ux  
Petition for Residential Variance

Dear Mr. Pringle:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All Petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman

Zoning Plans Advisory Committee

JED:jw

Enclosures



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 22nd day of December, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*James E. Pringle*  
CHAIRMAN,  
ZONING PLANS ADVISORY COMMITTEE

Petitioner: James E. Pringle, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration and  
Development Management  
DATE: December 17, 1991  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Pringle Property, Item No. 249  
Mackin Property, Item No. 251

In reference to the Petitioners' request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

EK/JL:rdn

ITEM249/TXTROZ

92-238-A 1-6-92 ADM.

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF PUBLIC WORKS  
BUREAU OF TRAFFIC ENGINEERING  
DATE: January 7, 1992  
TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management  
FROM: Rahee J. Famili  
SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: December 17, 1991

This office has no comments for item numbers 233, 245, 246, 247, 248, 249, 250, 251, 252 and 253.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

92-238-A 1-6



700 East Joppa Road, Suite 901  
Towson, MD 21204 5500

(301) 887-4500

JANUARY 6, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: JAMES E. PRINGLE AND SARAH B. PRINGLE

Location: #16734 HEREFORD ROAD

Item No.: 249 Zoning Agenda: DECEMBER 17, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Robert W. Bowling* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JF/KEK

12/26/91  
8

BALTIMORE COUNTY  
ECONOMIC DEVELOPMENT COMMISSION  
Memorandum

TO: Julie Winiarski  
Office of Zoning Administration and  
Development Management

FROM: A. J. Haley, Acting Director *AJH*  
Economic Development Commission

DATE: December 20, 1991

RE: Zoning Advisory Comments for Meeting of December 17, 1991

This office has no comment for items 92-1, 233, 237, 245, 246, 247, 248, 249, 250, 251, 252 or 253.

**RECEIVED**  
DEC 26 1991  
**ZONING OFFICE**

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing.

**Plat to accompany**

**PROPERTY ADDRESS:** 16734 HARTFORD RD  
see pages 5 & 6 of the CHECKLIST for additional required information.

**Subdivision name:** N/A  
**plat book #:** follow section

**OWNER:** JAMES & SARAH PRINGLE

**LOCATION INFORMATION**

Councilman's District: 3RD  
Election District: 7TH  
T-200' scale map: NW 27-B  
Zoning: RC-5  
Lot size: 0.487 acres 17,511 square feet

**Zoning Office USE ONLY!**  
reviewed by: ITEM #: CASE:  
249 72-224



Pringle SFD  
Approx. 250' Between Homes  
Frazier SFD



Prior Driveway - 10' Wide Paved  
30' Right-of-Way



Garage to Hereford Road 40'





